

**Planning Policy Commission  
July 9, 2015  
Public Hearing for Rezone  
And  
Land Use Code Amendment**

<b>Exhibit A</b>	Proposed Rezone and Land Use Code Amendment: Lakeside
<b>Exhibit B</b>	Staff Report – June 24, 2015 Development Commission Community Conference
<b>Exhibit C</b>	Draft Findings of Fact and Recommendation: Lakeside

## BACKGROUND

1. There are two pieces to this proposal to be reviewed by Planning Policy Commission. They are:

**A. Proposed Rezone:** An application for a rezone of the existing mineral processing site from "M" - Mineral Resources to "IC" – Intensive Commercial. The project site currently operates mineral processing and related uses.

**B. Proposed Land Use Code Amendment:** The proposed land use code amendment is to permit Asphalt/Concrete Mixing and recycling, including continued use of imported materials, in the IC zoning district. The amendment would not allow new mineral processing uses, but would allow the "continuation of a mineral processing use established prior to August 2, 1999".

The request is consistent with the Lakeside Development Agreement dated January 29, 2013.

2. The review process used for this application is a Level 6 Review, including a Community Conference held by the Issaquah Development Commission on June 24, 2015.

### Schedule:

- January 29, 2013 Lakeside Development Agreement, dated January 29, 2013, entered into between Lakeside and the City in accordance with Ordinance #2662. Page 5 excerpt of the Agreement (included on page 4 of the Development Commission staff report) identifies City consideration of this rezone and code amendment request.
- April 28, 2015 Application submitted by Lakeside to request rezone from "M" - Mineral Resources to "IC" – Intensive Commercial together with a code amendment to allow continued processing operations in the IC zone.
- June 24, 2015 Development Commission - Community Conference (staff report attached)
- July 9, 2015 Planning Policy Commission - Public Hearing
- Summer/Fall 2015 City Council consideration

- Summer/Fall 2015 City Council action

## **SUMMARY**

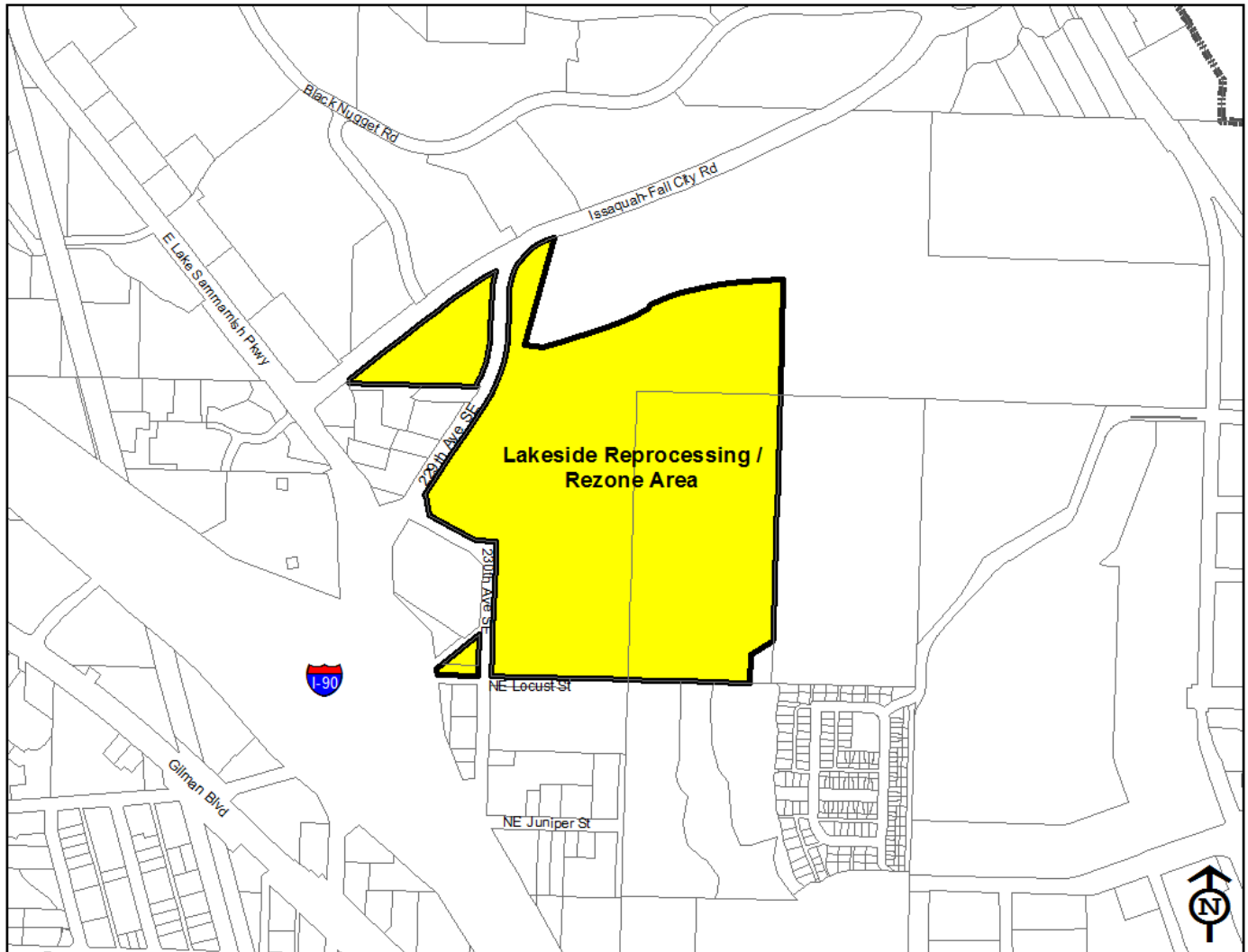
Staff will present the application and provide time for PPC discussion. During the public hearing portion of this meeting, the PPC will take public comment on the proposed Rezone and Land Use Code Amendment. At the close of the public hearing, it is anticipated that the PPC will make a recommendation to City Council regarding these proposed amendments.

## Exhibit A: Rezone and IMC 18.06.130 Table of Permitted Uses

**Summary:** The proposed amendment includes the following two pieces.

1. An application for a rezone of the existing mineral processing site from "M" - Mineral Resources to "IC" – Intensive Commercial. The project site currently operates mineral processing and related uses.
2. The proposed land use code amendment is to allow continued asphalt and concrete processing.

1. **Proposed Rezone:** The area in the map below labeled "Lakeside Processing/Rezone Area" is proposed to change from "M" - Mineral Resources to "IC" – Intensive Commercial. The existing Land Use Designation of Commercial will remain the same.



2. **Proposed Land Use Code Amendment:** The amendment proposes to permit Asphalt/Concrete Mixing and recycling, including continued use of imported materials, in the IC zoning district. The amendment would not allow new mineral processing uses, but would allow the “continuation of a mineral processing use established prior to August 2, 1999”. The following Table of Permitted Land Uses, IMC 18.06.130, shows the proposed code amendment in legislative format:

		ZONING DISTRICTS																
Land Uses		CONSERVANCY/ RECREATION	RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
			C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	R	IC	CF-F	CF-R	CF-OS
AGRICULTURE/RESOURCE																		
Botanical Gardens, Arboretum			2	2							1	1	1	1	2	3		
Commercial or Public Greenhouses			2	2							1	2	1	1	2			
Christmas Tree or Produce Stands, Vendors, Seasonal: Temporary			See “Temporary Use”															
Crop Production, Livestock, Orchards			2	2														
Natural Resources Research	2		2	2											2	2	2	
Hatchery, Fish/Fish Preserve			Governed by Shoreline Master Program; see IMC 18.10.940															
Hobby Farm			2	2														
Horse Stables/Boarding/Riding Schools			2	2											2			
Horticulture: Tree Farm			2	2											2			
Kennel, Commercial/Boarding			2	2									2 <sup>5</sup>	2 <sup>5</sup>				
Trailhead			See Recreation															
Veterinary Hospital/Clinic			See Commercial: Medical															
Unclassified Ag or Resource Use			See Procedure for Unclassified Uses at IMC 18.06.050(B)(3)															
MINERAL RESOURCE <sup>4</sup>	SIC #																	
Mineral Extracting <sup>1,2</sup>	10,12,14																2	2
Asphalt/Concrete Mixing <sup>2,3</sup>	2951/3271 3273																	2
DISTRICT KEY:																		
C-Rec = Conservancy Recreation			SF-D = Single Family Duplex (7.26 or 14.52 du/acre)						PO = Professional Office					CF = Community Facilities				
C-Res = Conservancy Residential			SF-SL = Single Family Small Lot (7.26 du/acre)						CBD = Cultural and Business District					CF-OS = Open Space				
SF-E = Single Family Suburban Estates (1.24 du/acre)			MUR = Mixed Use Residential						R = Retail Commercial					CF-R = Recreation				
SF-S = Single Family Suburban (4.5 du/acre)			MF-M = Multifamily Medium Density (14.52 du/acre)						IC = Intensive Commercial					CF-F = Facilities				
			MF-H = Multifamily High Density (29 du/acre)						M = Mineral Resource									
FOOTNOTES KEY:																		
1 The mineral resource potential of any property within the City should be realized through predevelopment activities (clearing, grading and site preparation). In this regard, the City’s Comprehensive Plan Map “Mineral Resources Lands” designates properties with mineral resource potential to be realized through predevelopment activities.																		
2 In accordance with IMC 18.04.400(J), permissible mineral resource activities in existence prior to August 2, 1999, are not subject to Level 2 Review.																		
3 Only as an accessory use to a primary mineral extraction use in the “M” zone, or as a continuation of a mineral processing use established prior to August 2, 1999.																		
4 Mining, processing and reclamation of any type below the water table is prohibited in Class 1 and 2 CARA. In Class 3 CARA, these activities will be reviewed under development permit.																		
5 Outdoor accessory services and/or uses, see IMC 18.07.180, Animals – Veterinary clinics/boarding kennels/pet daycares.																		
PERMITTED USE & LEVEL OF REVIEW KEY:																		
0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED																		

\*Level 3 Review required if Level 1 or 2 proposal is  $\geq$  three (3) acres and  $<$  fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC Procedures for details on levels of review; provided, that this provision shall not apply to property subject to the IMC 18.19.030 Olde Town Design Standards. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.

\*Level 5 Review required if project is  $>$  fifteen (15) acres.

Critical Aquifer Recharge Areas/Well Head Protection – Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 Critical Aquifer Recharge Areas (CARAs) and Chapter 13.29 IMC Groundwater Quality Protection Standards.

Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.

**Exhibit B: Staff Report – June 24, 2015 Development Commission Community Conference**

The proposal is discussed in the attached staff report. The Development Commission held a public meeting on Wednesday, June 24. No one testified during the public comment period. The Development Commission expressed their support for the proposal.

**CITY OF ISSAQUAH  
DEVELOPMENT SERVICES  
DEPARTMENT DEVELOPMENT  
COMMISSION**

**COMMUNITY CONFERENCE**

**STAFF REPORT**

**June 24, 2015**

**FILE NO.:** Community Conference: POL15-00001

**PROJECT:** Lakeside Industries Rezone and Code Amendment

**OWNER/APPLICANT:** Lakeside Industries, Inc.  
PO Box 7016  
Issaquah, WA 98027-7016

**CONTACT:** John W. Hempelmann  
524 Second Avenue, Ste. 500  
Seattle, WA 98104

**STAFF CONTACT:** David Favour, Deputy Director  
Development Services Department, (425) 837-3090

**REQUEST:** An application for a rezone of the existing processing site from “M” - Mineral Resources to “IC” – Intensive Commercial together with a code amendment to allow continued asphalt and concrete processing. The request is consistent with the Lakeside Development Agreement, adopted effective January 29, 2013

**LOCATION:** 6600 230<sup>th</sup> Avenue SE. See Vicinity Map.

**EXISTING LAND USE:**

<u>Subject</u>	Mineral processing and related uses
<u>Property:</u>	
<u>North:</u>	North Fork Issaquah Creek & Issaquah Fall City Road
<u>South:</u>	Lakeside and Commercial

**EXISTING CONDITIONS:** Lakeside Industries has operated mining and processing facilities on this site for several decades. Lakeside plans to continue these facilities for the foreseeable future. The site layout is visible on the Vicinity Map (Exhibit 2) and the Site Maps (Exhibit 4). The entire Lakeside facility is discussed and described in greater detail in the Lakeside Development Agreement located on the [city website Documents page at Development Agreements > Lakeside](#).

**EXISTING ZONING:** The zoning of the property under request is Mineral Resources (M). Lakeside owns additional property to the east of the request that is zoned Urban Village-Lakeside. This zoning was adopted with adoption of the Lakeside Urban Village Development Agreement dated January 29, 2013.

**COMPREHENSIVE PLAN:** The site is designated “Commercial” by the Issaquah Comprehensive Plan Land Use Designation Map, updated June 15, 2015.

**SUBAREA:** North Issaquah

**BACKGROUND/PROCESS:**

January 29, 2013	Development Agreement entered into between Lakeside and the City in accordance with Ordinance #2662, Agenda Bill #6464. Page 5 of the Agreement identifies consideration of this rezone and code amendment request.
April 28, 2015	Application submitted by Lakeside to request rezone from “M” to “IC” together with a code amendment to allow continued processing operations in the “IC” zone. Application to be processed through a Level 6 process with review by the Development Commission and Planning Policy Commission, and City Council action.
June 24, 2015	Development Commission – Community Conference
Summer 2015	Staff Review
July 9, 2015	Planning Policy Commission Public Hearing (tentative date)
Summer/Fall 2015	City Council Consideration
Summer/Fall 2015	City Council Action

## **AUTHORITY FOR DEVELOPMENT COMMISSION COMMUNITY CONFERENCE:**

A rezone request is unique for the Development Commission to review. The Land Use Code states that a Community Conference is required for a Type A Rezone. The Development Commission is the host of Community Conferences thus this project is reviewed before the Development Commission.

Issaquah Municipal Code (IMC) Section 18.04.632.B.1 states *“Type A Rezones: Amendments to the zoning map that are consistent with the Comprehensive Plan may be requested and processed at any time during the year. Type A rezone requests shall follow the Level 6 Review process outlined in Chapter 18.04 IMC, Appendix, Flow Charts for Levels of Review 0 – 6. The flow chart for a Type A Rezone requires a Community Conference. Such rezones may be initiated by the Administration, the City Council, the Planning Policy Commission (PPC) or property owner(s) and may apply to one (1) or several parcels.”*

## **COMMUNITY CONFERENCE - PURPOSE:**

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

*“The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage.”*

Section 18.04.140 (B) states the following under Community Conference Expectations:

*“The applicant can expect the following results from the conference:*

- 1) The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal.*
- 2) Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project.*
- 3) Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed.*
- 4) Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations.*
- 5) Recommended revisions or modifications to the proposal will be discussed; and*
- 6) The applicant should be aware that additional modifications will most likely*



*be required before the project review is final and a decision has been made."*

## **PROJECT DESCRIPTION AND ANALYSIS:**

### **A. Zoning and Permitted Uses:**

The applicant is seeking a rezone of the existing site from "M" - Mineral Resources to "IC" – Intensive Commercial for its "Existing Processing Site" together with a code amendment to the Table of Permitted Land Uses, IMC18.06.130.

Under the request, the Table of Permitted Land Uses would be amended to permit Asphalt/Concrete Mixing and recycling, including continued use of imported materials, in the IC zoning district. The amendment would not allow new mineral processing uses, but would allow the "continuation of a mineral processing use established prior to August 2, 1999".

This request is consistent with the Lakeside Development Agreement dated January 29, 2013 (page 5), *"A portion of the Western Parcel is currently being mined for sand and gravel resources. As the mineral resources are removed, the Property will be reclaimed for urban development. Mining operations will continue into the future on a portion of the Western Parcel, possibly for the term of this Agreement. Processing activities including asphalt production and recycling of asphalt and concrete are occurring on Lakeside Industries property ("Existing Processing Site") adjacent to the Western Parcel that is subject to this Agreement. Because it is environmentally and economically beneficial to have such an in-city activity close to the urban area, Lakeside and the City agree that asphalt and concrete production and the recycling of asphalt and concrete are compatible adjacent uses to the Project, with the appropriate considerations, and should continue on the Existing Processing Site after mining has ceased. It is also understood that continuation of these activities will require continued importation of materials to the Existing Processing Site. Consequently, the Parties intend to pursue necessary Code amendments to ensure these activities are legally permitted uses after mining has ceased."*

Upper Portion: In 2013, Lakeside and the City entered into a Development Agreement to envision the redevelopment, if/when mining operations cease, of the upper, eastern portion of the property. This redevelopment would become a mixed use, urban community as the site is reclaimed into the urban development patterns of Issaquah.

Lower Portion: Lakeside has operated an asphalt and concrete processing facility in the lower portion of the site for several decades. Under existing "M" zoning, the processing use is allowed only as *accessory* to the mining operations. To ensure processing use may continue, the request is to permit the processing use as an *outright* permitted use rather than only accessory to the mining use.

### **Purpose of "M" zone:**

IMC 18.06.125.A: The purpose of the Mineral Resource ("M") zone is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by:

1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for nonextractive purposes;
2. Providing neighboring properties with notice of prospective extracting and processing activities;
3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties; and
4. Requiring that all plats, short plats, Development Permits, and Building Permits issued for development activities on, or within five hundred (500) feet of, lands designated as mineral resource lands contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development, and that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. The notice shall also state that processing of off-site mineral materials, including recyclables, may continue after all mineral extraction from the site ends.

**Purpose of Commercial zones:**

IMC 18.06.110: The purpose of these districts is to provide a variety of office, retail and intensive commercial uses. Primary uses include commercial activities and services for the City's local service area. Consideration shall also be given to: transportation alternatives, linkages and impacts, proximity and impact to residential areas, and the availability of urban services. Emphasis should be on the improvement and enhancement of existing commercial/retail areas along Gilman Boulevard and Front Street, and the commercial/office area on NW Sammamish (SE 56th). All development and redevelopment shall be compatible with permitted land uses adjacent to the site and with the surroundings, both manmade and natural, and the design shall also be consistent with the City's Design Checklist. As governed by the Table of Permitted Land Uses, these districts provide the opportunity for usable open space and a variety of recreational opportunities to serve the local and regional service area. Continuous sidewalk/bike path connections are a vital ingredient to a successful commercial area because they expand the City's circulation opportunities.

**Purpose of "IC" zone:**

IMC 18.06.110.D: The primary purpose of this district is to provide areas for intensive commercial services which may have negative impacts. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:

1. Establish and preserve areas for intensive commercial uses;
2. Direct associated vehicle traffic onto designated arterial routes and off streets and roadways that pass through single family residential districts, and the Cultural and Business District; and

3. Minimize the conflict between uses in the Intensive Commercial District and surrounding uses.

### Comparison of “M” and ”IC” permitted uses:

The Table of Permitted Land Uses, IMC 18.06.130 identifies the uses permitted in each zone. The M zone permits a narrow list of uses including: Mineral Extracting; Asphalt/Concrete Mixing only as accessory to a primary mineral extraction use, or as a continuation of a mineral processing use established prior to August 2, 1999; Environmental Improvements.

A rezone to IC will permit several uses in the following general categories of land uses: Public/Quasi-Public; Utilities; Recreation; Automotive; Food and Beverage; hotel/Lodging; Industrial/Intensive Commercial; Office/Professional/Financial; Retail/Service. It will also permit Asphalt/Concrete Mixing and recycling as proposed by this request.

### B. Development Standards:

The table below summarizes the development standards of the two zones. This is a summary of the Development Standards table, IMC 18.07.360:

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum )	Minimum Lot Size	Front Setback	Side Setback	Rear Setback	Impervious Surface	Pervious Surface	Base Building Height	Max. Building Height	Min. Lot Width
<b>COMMERCIAL/INDUSTRIAL</b>										
<u>IC: Intensive Commercial</u>	<u>Density limited by the impervious surface ratio, height, setbacks, etc.</u>	<u>No minimum</u>	<u>10 ft</u>	<u>5 ft</u>	<u>10 ft</u>	<u>65 %</u>	<u>35 %</u>	<u>40 ft</u>	<u>65 ft</u>	<u>Not applicable</u>
<b>MINERAL RESOURCE</b>										
<u>M: Mining</u>	<u>Not applicable</u>	<u>40 acres</u>	<u>See IMC <del>18.07.525</del>, Mineral Resource Zone (“M”) development standards.</u>			<u>Not applicable</u>		<u>105 ft</u>		<u>No minimum</u>

**C. Environmental Review:**

SEPA review is required for this request. An environmental checklist will be required. The environmental documents prepared for the Development Agreement may be used as reference to evaluate this request.

**D. Public Notification:**

As part of the Community Conference process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the project and the Community Conference meeting was mailed out on June 12, 2015. Notice of the Community Conference Meeting was also posted on the City's web site calendar.

**E. Approval Criteria:**

IMC 18.04.632.D contains the Approval Criteria for a rezone. A rezone request shall be granted only if all the following approval criteria are met:

1. Complete Application: The applicant has submitted and the Permit Center has deemed the application complete; and
2. Health, Safety and Welfare: The rezone bears a substantial relation to the public health, safety, welfare or other community benefit; and
3. Growth Controls: If the requested rezone results in increased housing unit density, the additional density shall only be allowed if the Growth Management Act housing growth targets have not been met, unless the City Council approves a Development Agreement as part of the rezone proposal; and
4. Changed Circumstances or Reasonable Development: The rezone is warranted because of changed circumstances including the need for additional property in the proposed land use zoning district, or because the proposed zoning district is appropriate for reasonable development of the subject property; and
5. Zoning Conformance: The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district; and
6. No Detriment to Adjacent Property: The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property(s); and
7. Consistent with Comprehensive Plan: The rezone request is consistent with the Comprehensive Plan, or is in the concurrent process of a Comprehensive Plan redesignation application; and
8. Consistency with City Regulations: The rezone request complies with all other applicable City rules and regulations; and
9. Public Facilities and Services: Adequate public facilities and services are available, or would be made available, to serve the development allowed by the proposed zone; and

#### 10. Environmental Impacts:

- a. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated taking into account all applicable regulations; or
- b. The probable unmitigated impacts of the types of development allowed by the proposed zone are acceptable.

Discussion: This is an advisory Community Conference meeting to gain input from the public and the Development Commission. At this time the Administration has not finalized a recommendation. However, based on the information available and the earlier action in the Development Agreement that envisioned this rezone and code amendment action, it appears the proposal is consistent with the approval criteria. Some specific responses to the criteria to consider include residential will continue to not be permitted in the IC zone, therefore Growth Control criterion #3 is addressed. The Development Agreement adoption laid out a new vision for this area and appears to address criterion #4 “Changed Circumstances or Reasonable Development”. The proposal appears to be consistent with several criteria addressing consistency with the comprehensive plan, zoning, city regulations, health, safety and welfare, and public services. And many potential environmental impacts were evaluated during the Development Agreement process and can be referenced here and additional documentation will be presented prior to action to ensure potential environmental impacts are addressed.

#### **F. Exhibit List:**

1. Application, POL15-00001, received 4-28-2015
2. Vicinity Map
3. Applicant Narrative, received 4-28-2015
4. Site Maps, received 4-28-2015

**Exhibit C: Draft Findings of Fact and Recommendation: Rezone and Land Use Code Amendment**

Land Use Code Amendments Findings of Fact  
CITY OF ISSAQUAH  
PLANNING POLICY COMMISSION

IN THE MATTER OF CONSIDERING AMENDMENTS TO THE  
LAND USE CODE INCLUDING:

1. Issaquah Zoning Map: Rezone of parcel #'s: 2224069012 & 2224069211 from "M" - Mineral Resources to "IC" – Intensive Commercial
2. Issaquah Municipal Code: Allow continued asphalt and concrete processing
  - a. IMC 18.06.130 Table of Permitted Land Uses

) FINDINGS OF FACT,  
) PROPOSED  
) AMENDMENTS,  
REVIEW RATIONALE  
AND  
RECOMMENDATION

WHEREAS, pursuant to requirements of the Growth Management Act {RCW 36.70A.130 Comprehensive Plans—Review--Amendments}; and the Issaquah Land Use Code IMC 18.04.100-2 Levels of Review; IMC 18.04.670 Land Use Code Amendments; and IMC 18.04 Appendix: Level 6 Review Land Use Code Amendments, the Planning Policy Commission (PPC) reviewed the proposed amendments to the Issaquah Land Use Code and related parts of the Issaquah Municipal Code; and

WHEREAS, this amendment process is consistent with the Comprehensive Plan, "Economic Vitality Goal A. Create a positive economic climate where high-quality businesses and firms choose to locate." and "Economic Vitality Policy A1: Provide high-quality customer service that is efficient and predictable" and "Economic Vitality Policy A4: Establish City Review time guidelines to provide more predictability to applicants for all segments of the review process that are under City control."; and

WHEREAS, the proposed amendment is being evaluated by the Responsible Official and a SEPA determination will be issued prior to Council action;

WHEREAS, the public review process for the proposed amendments included a Community Conference public meeting before the Development Commission on June 24, 2015 and a PPC Public Hearing on July 9, 2015, to: 1) review the proposed rezone and amendment, and 2) take public comments on the proposed rezone and amendment. Required notice to the State of Washington was sent on July 2, 2015. Legal notice of the PPC public hearing was published in the Issaquah Press on June 25, 2015. Notice to adjoining property owners was sent on June 29, 2015. The public hearing was held on July 9, 2015. PPC made their recommendation to City Council on all the amendments, after hearing comments from the public and closing the public hearing; and

WHEREAS, all persons desiring to comment on the proposed amendments were given a full and complete opportunity to be heard; and

THEREFORE, the PPC is now satisfied that these proposed amendments are sufficiently considered, and hereby makes and enters the following:

**I. FINDINGS OF FACT  
PROPOSED AMENDMENT, REVIEW, RATIONALE, AND RECOMMENDATION**

**Rezone and Land Use Code Amendments**

- a) Rezone of parcel #'s: 2224069012 & 2224069211 from "M" - Mineral Resources to "IC" – Intensive Commercial
- b) Proposed land use code amendment to allow continued asphalt and concrete processing in the "IC" zone.

**PROPOSED AMENDMENTS:** Rezone of parcel #'s: 2224069012 & 2224069211 from "M" - Mineral Resources to "IC" – Intensive Commercial and proposed land use code amendment to allow continued asphalt and concrete processing.

**RATIONALE:** The proposed rezone and Land Use Code amendments are consistent with the Lakeside Development Agreement, dated January 29, 2013, entered into between Lakeside and the City in accordance with Ordinance #2662, and consistent with IMC 18.04.632 and 18.04.670 approval criteria.

**RECOMMENDATION:** On July 9, 2015, PPC recommended that Amendment 1, regarding the rezone and Land Use Code Amendments, be approved as amendments to the Issaquah Zoning Map and Land Use Code.

**II. REASONS FOR ACTION**

Having made the Findings set forth above, the PPC makes the following conclusions:

-1-

The proposed Land Use Code Amendment was reviewed through a Level 6 Review process as required by IMC 18.04.100-2 Levels of Review. The PPC is responsible for reviewing and making a recommendation to City Council on Rezones and Land Use Code Amendments.

-2-

PPC determined that the proposed Land Use Code Amendment is consistent with:

1. Requirements of the Growth Management Act {RCW 36.70A.130 Comprehensive Plans — Review – Amendments }
2. Issaquah Comprehensive Plan
3. Issaquah Land Use Code {Chapter 4, 18.04.100-2 Levels of Review, 18.04.632 and 18.04.670 Approval Criteria }

**III. ACTION TAKEN**

It is for these reasons that the Issaquah Planning Policy Commission decided to recommend approval of the Rezone and Land Use Code Amendment regarding parcels #2224069012 & #2224069211 as submitted to the City Council.

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Chair, Issaquah Planning Policy Commission

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Date Signed